

83 Greenvale Road, Antrim, BT41 1SE



PRICE Offers Over £279,950

This is an excellent opportunity to purchase an exceptionally well presented five bedroom detached house occupying a prominent site within this sought after residential location close to Antrim town and all other amenities and transport facilities.

Benefiting from a ground floor W/C, generous living room with feature open fireplace, dining room with PVC double glazed French doors to rear and spacious kitchen with informal dining area, this property is ideally suited to those who need a quality family home with an ensuite to the master bedroom and a four piece suite to the bathroom to include panel bath and a separate shower cubicle.

Additionally a further two well proportioned bedrooms to the second floor share a recently renovated shower room offering ample space for the most discerning of purchasers.

Outside there is ample off street parking in the tarmac drive for up to three cars and space for a garage while the enclosed rear garden enjoys excellent sun orientation and good privacy.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with staircase to first floor / Ground floor W/C
- Living room with feature open fire / Wood laminate floor through to;
- Dining room with wood laminate floor / PVC double glazed French doors and sidelights
- Kitchen with informal dining area / Range of high and low level units / Contrasting worktops / Breakfast bar peninsula / Range style cooker to be included
- Rear hall / Utility with matching range of high and low level units
- Large first floor landing with staircase to second floor
- Three well proportioned first floor bedrooms / Master with ensuite / Two sizeable second floor bedrooms with shared shower room
- Bathroom with modern white suite to include panel bath and separate shower cubicle
- PVC double glazed windows and external doors / Oil-fired central heating
- Tarmac drive to side with parking for three cars / Detached garage / Enclosed garden to rear with excellent sun orientation and privacy / Large paved patio

ACCOMMODATION

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OUTSIDE FRONT

Tarmac drive with space for 3 cars pedestrian gate to rear. Neat lawn and tarmac path to front door. Outside light.

ENTRANCE HALL

PVC double glazed door with side lights to entrance. Stair case to first floor with moulded hand rail and turned ballustrading. Fully tiled floor. Double radiator.

GROUND FLOOR WC

Recently installed modern white suite comprising a slim line wash hand basin with "monobloc" chrome mixer tap and storage below. Low flush push button WC. Anthracite vertical radiator. Fully tiled walls and floors.

LIVING ROOM

17'4" x 11'8" (5.307 x 3.577)

Feature bay window. Feature open fire with cast iron inset, granite hearth and ornate wooden surround. Double radiator.

KITCHEN INTO INFORMAL DINING

19'1" x 11'8" (5.830 x 3.578)

Fully fitted range of high and low level "cream" Shaker style kitchen units with contrasting work tops and splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer taps. Space for dish washer and integrated space for fridge freezer. Space for "Range" cooker with stainless steel pyramid style over head extractor fan. Integrated Wine wrack. Over counter lighting and bullet lights to kick stand. Fully tiled floor. Double radiator. Door leading to:

UTILITY ROOM

Range of low level matching kitchen units, work tops and splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine, tumble dryer and fridge freezer. Additional shelved storage. Double radiator. Fully tiled floor. PVC double glazed door to rear.

DINING ROOM

14'2" x 11'9" (4.322 x 3.587)

Wood laminate flooring. Double radiator. "French" double doors to rear with side lights. Open to:

FIRST FLOOR LANDING

Large open landing with space for snug. Stair case to 2nd floor with moulded hand rail and turned ballustrading. Double radiator.

BEDROOM 1

15'2" x 11'9" (4.640 x 3.582)

Double radiator.

ENSUITE

Recently upgraded ensuite comprising enclosed corner shower with "drench" shower head. secondary attachment and partially glazed sliding doors. Wall mounted wash hand basin with "monobloc" chrome mixer tap and storage below. Low flush push button WC. Fully tiled walls and floors. Gable window. Large chrome towel radiator. LED backlit touch mirror.

BEDROOM 2

11'8" x 8'3" (3.563 x 2.539)

(at max) Double radiator.

BEDROOM 3

8'9" x 8'8" (2.678 x 2.659)

Double radiator.

FAMILY BATHROOM

8'4" x 6'0" (2.544 x 1.852)

Recently upgraded white four piece luxury suite comprising a double ended free standing bath with free standing chrome mixer tap and shower attachment. Enclosed corner shower unit with "Drench" shower head, secondary attachment and partially glazed sliding doors. Wall mounted wash hand basin with "monobloc" chrome mixer tap and storage below. Low flush push button WC. Fully tiled walls and floors. Large chrome towel radiator. LED backlit touch mirror with Bluetooth speakers.

SECOND FLOOR LANDING

Access to loft.

BEDROOM 4

17'1" x 11'9" (5.215 x 3.602)

(at max) Two "Velux" windows. Access to eaves storage. Double radiator.

BEDROOM 5

17'1" x 8'9" (5.222 x 2.671)

(at max) Access to eaves storage. Double radiator.

SHOWER ROOM

Recently upgraded shower room comprising shower unit with "Drench" shower head, secondary attachment and partially glazed sliding door. Wall mounted wash hand basin with "monobloc" chrome mixer tap and storage below. Low flush push button WC. Fully tiled walls and floors. Extractor fan. "Victorian" style towel radiator. LED back lit touch mirror.

DETACHED GARAGE

21'2" x 10'8" (6.459 x 3.252)

Manual roller door. Full electrics and lighting. PVC double glazed door to rear garden.

GARDEN

Fully enclosed rear garden with excellent sun orientation and privacy. Large paved patio areas. Decorative stone bedding. Neat lawns. Brick built boiler house. Timber decking to lower level to rear of garage with PVC oil tank. Outside tap and light. Range cooker and blinds and including.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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